
Site Address:	38 Beach Road, Emsworth, PO10 7HR		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00027	Expiry Date:	09/03/2020
Applicant:	Mrs Fox-Robinson		
Agent:	Mr Bessant	Case Officer:	Joseph Toole
	JB Architecture		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The property is a detached chalet style property which has the benefit of recent previous extensions. It has a grey pitched slate roof with a pitched roof dormer to the front and rear and elevations of smooth white painted render. The front garden consists of a shingled parking area enclosed by a hedge and 5 bar gate to the western boundary, a 1.5 metre high fence to the northern boundary and a hedge to the southern boundary. The level rear garden is of a generous size and is mainly laid to lawn with mature trees and shrubs, together with a summerhouse and shed. It is enclosed by a 2.1 metre high fence and shrub screening to the northern and eastern boundaries and a 1.8 metre high fence and shrub screening hedge to the southern boundary.

There are detached bungalows to the north and south (circa 1930) and the large rear garden of a property in Kings Road lies to the east which is some distance away. A large detached two storey dwelling is opposite the site. The area is of medium density with a mixture of large detached two storey dwellings and detached bungalows of individual age, style and design.

A Certificate of Lawfulness Application was submitted for a single storey rear extension under reference APP/19/01130. This was withdrawn by virtue that the proposed extension would not meet the criteria pursuant under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended. This is by virtue of the fact that the proposed extension subject of this application would appear to form an attachment to the extension permitted under 09/73911/000. On this basis, the overall development was taken into account. The development did not therefore not meet the relevant criteria by virtue of the fact the extension would exceed half the width of the original dwelling house.

2 Planning History

09/73911/000 - Conversion of loft space to bedroom (part of roof extended), single storey rear extension to kitchen and side extension., PERM,22/01/2010
10/73911/001 - Application for non-material changes to Planning Permission No. 09/73911/000 relating to 1) reduction in the width of the doors to the living room on the eastern elevation; 2) the introduction of a triangular non opening fixed rooflight on the roof of the eastern elevation., PERM,17/05/2010
10/73911/002 - Discharge of Condition No's 2 & 5 of Planning Permission 09/73911/000., PERM,02/06/2010
APP/10/00181 - Application for non-material changes to Planning Permission No. 09/73911/000 relating to the insertion of a velux rooflight to side., UNK,
APP/10/00305 - Velux rooflight in south elevation., PERM,31/08/2010
APP/10/00306 - Application for non-material change to Planning Permission 09/73911/000 relating to rooflights in the hipped roof., PERM,11/08/2010
APP/13/00684 - Prior notification for single storey development extending 7 metres

beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 4 metres., GPDA,21/08/2013
APP/19/01130 - Application for Certificate of Lawfulness relating to a proposed single storey rear extension., WD,07/01/2020

3 Proposal

Single storey rear extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed development would involve a single storey rear extension to be used as an extension to the existing ground floor bedroom. It would have a width of approximately 5.1 metres, a depth of approximately 4 metres and a maximum height of 3.1 metres. It would have a flat roof.
- 7.4 The proposed rear extension would have matching render to the existing property. This would be deemed acceptable to the context of the main dwellinghouse.
- 7.5 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space. As a result it would be inkeeping with the character of the area.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposal would have bi-folding doors to the rear which would be screened by hedging to the side and the rear. Furthermore, there are no windows proposed on the side. Therefore, due to the nature of the development and existing screening along the boundaries, the proposed development would not overlook any private amenity space and would therefore be deemed acceptable.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00027

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing Ground Floor Plan, Elevations and Location Plan - PL 305.20-01
Proposed Ground Floor Plan, Elevations and Site Plan - PL 305.20-02
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.